

AGENDA
CITY OF SEDONA
PLANNING AND ZONING COMMISSION

Pursuant to ARS 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a public hearing open to the public on **Tuesday, February 6, 2007, at 5:30 p.m.**, in the **City Council Chambers**, located at 102 Roadrunner Drive, Sedona, Arizona.

The Order of Business shall be as follows:

1. Verification of Notice, Call to Order, Pledge of Allegiance and Roll Call.
2. Summary of current events by Chairman/staff.
3. Approval of minutes for the following meetings:

November 2, 2006 (SM)	January 11, 2007 (SM)
November 2, 2006 (WS)	January 11, 2007 (WS)
November 30, 2006 (WS)	January 16, 2007 (J)
December 5, 2006 (R)	January 16, 2007 (R)
4. Public Forum--for items not listed on the agenda--limit of three minutes per presentation. (Note that the Commission may not discuss or make any decisions on any matter brought forward by a member of the public).
5. **CONSIDERATION OF THE FOLLOWING REQUEST(S) THROUGH PUBLIC HEARING PROCEDURES:**
 - a. Discussion/possible action regarding a request for a Conditional Use Permit for Safari Gas and Repair. The applicant is requesting to use the property at 145 West Highway 89a for a jeep tour, sales office and jeep storage area, in addition to the existing gas station, auto repair and convenience store uses on the site. The applicant is leasing the approximately .24 acre property. The subject property is currently zoned C-1 (General Commercial District) and is further identified as Assessor's Parcel number 401-17-005.

Applicant: Dave Swartwout
Case number: CUP2006-5
 - b. Discussion/possible action regarding a request for Zone Change and Development Review approval. The applicant is proposing to construct a commercial office addition of approximately 14,492 square feet to the existing La Tierra Plaza, and a new approximately 32,550 square foot 40-unit lodging and trailhead facility. The applicant is proposing to locate the lodging facility on approximately 3.1 acres of undeveloped property along the north side of Highway 89a and across from the entrance to the Les Springs subdivision. The La Tierra Plaza office expansion is

proposed adjacent to the existing office development located at the northeast corner of Highway 89a and North Airport Road on approximately .71 acres. The applicant also proposes to purchase approximately 1.5 acres of the Crestview Community Church property that fronts Highway 89a and connect the two areas of proposed development with a vehicular driveway and dedicate the remaining approximately 1.2 acres as open space. The project is proposed in two phases. The first phase will include the commercial offices; the second phase will include the lodging facility. The applicant is proposing to rezone the subject properties to the SU (Special Use) district. The subject properties are currently zoned OP (Office Professional), OS (Open Space), and RS-12 (Single-family Residential) and are further identified as Assessor's Parcel numbers 408-25-039B, -039C, -039D, and 401-70-107.

Applicant: George Moore
Case Number: ZC2006-4 and DEV2006-8

6. Discussion/possible action regarding future meeting dates and agenda items:

Thursday, February 15, 2007 – 3:30 p.m. – Work Session
Tuesday, February 20, 2007 – 5:30 p.m. – Public Hearing
Thursday, March 1, 2007 – 3:30 p.m. – Work Session
Tuesday, March 6, 2007 – 5:30 p.m. – Public Hearing

7. Adjournment.

NOTE: This is to notify the public that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

Note: Pursuant to A.R.S. §38-431.02(B) notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold the above open meeting. The Planning and Zoning Commission may vote to go into executive session on any agenda item, pursuant to A.R.S. §38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The City Council Chambers is accessible to people with disabilities, in compliance with the Federal "504" and "ADA" laws. Those with needs for special typeface print, may request these at the Clerk's Office. All requests should be made twenty-four hours prior to the meeting.

John O'Brien, Director
Department of Community Development

John Griffin, Chairman
Planning and Zoning Commission

Posted Date: _____ Time: _____ By: _____